

167.0

0004

0011.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRaised:
USE VALUE:
ASSESSED:Total Card / Total Parcel
994,600 / 994,600
994,600 / 994,600
994,600 / 994,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		FLORENCE AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GRASSIE JOHN E &	
Owner 2: CHADWICK JOCELYN A	
Owner 3:	

Street 1:	75 FLORENCE AVENUE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER
Owner 1: SANDRELLI DONALD A & -
Owner 2: SANDRELLI PALMA MARIA -
Street 1: 75 FLORENCE AVENUE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476
Cntry:

NARRATIVE DESCRIPTION
This parcel contains 6,151 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2005, having primarily Vinyl Exterior and 3214 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6151		Sq. Ft.	Site		0	70.	0.93	8			Med. Tr	-5					402,014			G6	1.	402,000		

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6151.000		592,100		500		402,000		994,600							
Total Card							0.141		592,100		500		402,000		994,600		Entered Lot Size					
Total Parcel							0.141		592,100		500		402,000		994,600		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		309.46		/Parcel:		309.4		Land Unit Type:					

PREVIOUS ASSESSMENT								Parcel ID	167.0-0004-0011.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	592,100	500	6,151.	402,000	994,600	994,600	Year End Roll	12/18/2019
2019	101	FV	466,000	600	6,151.	402,000	868,600	868,600	Year End Roll	1/3/2019
2018	101	FV	466,000	0	6,151.	356,100	822,100	822,100	Year End Roll	12/20/2017
2017	101	FV	466,000	0	6,151.	298,600	764,600	764,600	Year End Roll	1/3/2017
2016	101	FV	454,400	0	6,151.	298,600	753,000	753,000	Year End	1/4/2016
2015	101	FV	451,700	0	6,151.	258,400	710,100	710,100	Year End Roll	12/11/2014
2014	101	FV	451,700	0	6,151.	249,800	701,500	701,500	Year End Roll	12/16/2013
2013	101	FV	451,700	0	6,151.	237,800	689,500	689,500		12/13/2012

PRINT	Date	Time
	12/11/20	02:57:42

LAST REV	Date	Time
	08/09/18	10:19:42

apro	
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PAT ACCT.	12942
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SALES INFORMATION	TAX DISTRICT																										
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Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANDRELLI DONAL	65644-116		6/30/2015		832,500	No	No		
	9875-56		1/1/1901	Family		No	No	N	

BUILDING PERMITS	ACTIVITY INFORMATION
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Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/24/2005	116	New Buil	132,000	C		G6	GR FY06	NEW 2STY SF COLONI	7/21/2018	MEAS&NOTICE	HS	Hanne S
									3/21/2016	SQ Returned	EMK	Ellen K
									10/28/2008	Meas/Inspect	163	PATRIOT
									7/6/2006	OWNR INFO	BR	B Rossignol
									8/25/2005	Inspected	BR	B Rossignol
									6/20/2005	Permit Visit	BR	B Rossignol
									12/8/1999	Vacant Lot	163	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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Patriot Properties Inc.

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 6	- Colonial			Full Bath: 2	Rating: Average			OF=BMT SINK.																			
Sty Ht: 2	- 2 Story			A Bath:	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																						
Foundation: 1	- Concrete			A 3QBth:	Rating:																						
Frame: 1	- Wood			1/2 Bath:	Rating:																						
Prime Wall: 4	- Vinyl			A HBth:	Rating:																						
Sec Wall:		%		OthrFix: 1	Rating: Average																						
Roof Struct: 1	- Gable			OTHER FEATURES																							
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good																						
Color: GRAY				A Kits:	Rating:																						
View / Desir:				Frl:	Rating:																						
GENERAL INFORMATION				WSFlue:	Rating:																						
Grade: B- - Good (-)				CONDOS INFORMATION																							
Year Blt: 2005	Eff Yr Blt:			Location:																							
Alt LUC:		Alt %:		Total Units:																							
Jurisdct:		Fact:	.	Floor:																							
Const Mod:				% Own:																							
Lump Sum Adj:				Name:																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN															
Avg Ht/FL: STD	GD - Good	5.1	%	Phys Cond:				No Unit	RMS	BRS	FL																
Prim Int Wall: 1	- Drywall			Functional:				1	6	3																	
Sec Int Wall:		%		Economic:																							
Partition: T - Typical				Special:																							
Prim Floors: 3	- Hardwood			Override:				Totals																			
Sec Floors:		%		Total:	5.1	%		1	6	3																	
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL											
Subfloor:				Basic \$ / SQ:	125.00			Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
Bsmnt Gar:				Size Adj.: 1.08245468								FFL	First Floor	1,192	135.290	161,270	BMT	100	FLA		75	G					
Electric: 3	- Typical			Const Adj.: 0.99989998								BMT	Basement	1,160	68.750	79,745											
Insulation: 2	- Typical			Adj \$ / SQ: 135.293								SFL	Second Floor	952	135.290	128,799											
Int vs Ext: S				Other Features: 97770								GAR	Garage	400	21.250	8,499											
Heat Fuel: 2	- Gas			Grade Factor: 1.21								HST	Half Story	200	135.290	27,059											
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000								ATC	Attic	84	135.290	11,365											
# Heat Sys: 1				NBHD Mod:								WDK	Deck	72	16.000	1,152											
% Heated: 100		% AC: 100		LUC Factor: 1.00																							
Solar HW: NO		Central Vac: Yes		Adj Total: 623946																							
% Com Wall		% Sprinkled:		Depreciation: 31821																							
				Depreciated Total: 592125																							
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val																					
Make:		Model:																									
SPEC FEATURES/YARD ITEMS				Serial #:																							
				Year:																							
				Color:																							
				PARCEL ID				167.0-0004-0011.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
2	Frame Shed	D	Y		18X10	A	AV	2006	0.00	T	10.4	101															
19	Patio	D	Y		110X12	A	AV	2000	5.38	T	15.2	101			500		500										
More: N				Total Yard Items:				500				Total Special Features:								Total:				500			